

COLORADO CULTURAL RESOURCE SURVEY

Date _____ Initials _____

____Determined Eligible - National Register

Architectural Inventory Form

I. IDENTIFICATION

____Contributes to eligible National Register District

- 1. Resource number: **5RT2196**
- 2. Temporary number: **N/A**
- 3. County: **Routt County**
- 4. City: **Steamboat Springs**
- 5. Historic building name: **Compestine House**
- 6. Current building name: **Spahr House**
- 7. Building address: **325 3rd Street**
- 8. Owner name: **Robert P. and Cheryl C. Spahr**
 Owner address: **P.O. Box 771853**
Steamboat Springs, CO 80477

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township

SE¹/₄ of NW¹/₄ of NE¹/₄ of section 17

- 10. UTM reference (NAD83)
 Zone **13**
 Easting: **345132**
 Northing: **4483217**
- 11. USGS quad name: **Steamboat Springs, Colorado**
 Year: **1969** (Map Scale: 1 : 25,000)
- 12. Lot(s): **26, 27** Block:
 Addition: **First Addition to Steamboat Springs**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land associated with this building since the time of construction.**

22. Architectural style / building type:

Craftsman

Official Eligibility Determination

(OAHP use only)

____Determined Not Eligible - National Register

(Page 1 of 7) ____Determined Eligible - State Register

____Determined Not Eligible - State Register

____Needs Data

____Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **880 square feet**
- 16. Number of stories: **1.5**
- 17. Primary external wall material:
Metal / Aluminum
6N Range **84W** **Asphalt**
- 18. Roof configuration (enter one):
Gabled Roof / Side Gabled Roof
- 19. Primary external roof material (enter one):
Metal Roof
- 20. Special features (enter all that apply):
Dormer
Chimney
7.5'
11
 Year of Addition **1910**

21. General Architectural Description

Built originally in the Bungalow or Craftsman style of architecture, the house at 325 3rd Street is a 1.5 story wood frame dwelling supported by a concrete foundation. There is a partial basement, and the foundation wall is penetrated by 4-light hopper basement windows. The main side gabled portion of the house presently measures 26' NE-SW (across) by 32' NW-SE (deep), and there is also a small 8' by 6' shed-roofed addition on the NW (rear) elevation. The original house, however, measured just 16' by 24', and featured an open Craftsman style porch on the facade. The exterior walls are clad with pale blue horizontal aluminum siding on the facade, and with asphalt shingle siding on the other three elevations. The house is covered by a broadly-pitched side gable roof, covered with metal roofing material. The rafter ends are exposed beneath widely-overhanging eaves, while purlins and a ridge pole, with knee braces appear in the upper gable ends. A large shed-roofed dormer, with two non-historic 1x1 horizontal sliding windows, is located on the SE elevation. One red brick chimney is located just below the ridge, on the northwest-facing roof slope. Windows are primarily single and paired 1/1 double-hung sash, with painted pale grey wood frames and surrounds. A second story, hipped-roof, oriel window, with four 1/1 double-hung sash windows, is a notable architectural feature on the southwest (side) elevation. A stained brown wood-paneled door, covered with a white metal storm door, is located at the southeast end of the southwest elevation. This door enters the home from a 5-step wood porch, with an aluminum awning and a white wrought iron railing. A single entry door enters the small rear addition at the northwest end of the northeast elevation. A non-historic horizontal sliding glass bypass door provides access into the home from a wood deck on the northeast elevation.

22. Architectural style / building type: Craftsman

23. Landscape or setting special features:

This house is located on the northwest side of 3rd Street, near the southeast end of Old Town Steamboat Springs' historic residential neighborhood. The house is set back some thirty-three feet from the curb on 3rd Street, while a narrow asphalt paved alley parallels the southwest (side) elevation. The front yard, to the southeast, and the side yard, to the northeast, feature planted grass lawns with mature landscaping including a large fir tree in front. A modern garage (built in 2002), marks the rear of the property.

24. Associated buildings, features, or objects

Garage

A modern garage (built in 2001-2002) is located a short distance southwest of the house. The garage measures 24' NE-SW by 30' NW-SE, and rests on a poured concrete foundation and floor. It is of pre-fabricated metal construction, with a low-pitched gable roof. Three metal roll-away garage doors on the southwest elevation, provide vehicular access from the alley.

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IV. ARCHITECTURAL HISTORY

25. Date of Construction:

Estimate **1913**

Actual

Source of information: **Routt County Assessor/ Treasurer Parcel Detail Information**

26. Architect: **unknown**

Source of information: **n/a**

27. Builder/ Contractor: **Tom Baer (probably)**

Source of information: **Melvin Compestine**

28. Original owner: **unknown**

Source of information: **n/a**

29. **Construction History** (include description and dates of major additions, alterations, or demolitions):

Reportedly built in 1913, this Bungalow-style house originally measured just 16' across by 24' deep, with a Craftsman style porch under the main roof eave on the facade. In about 1950, a 10' by 32' gabled addition was built onto the original northeast (side) elevation. This addition is extremely compatible with the original construction. The original Craftsman style porch was enclosed, and a small 6' by 8' rear addition was built, in the late 1960s.

30. Original location: **yes**

Moved **no**

Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s):**Domestic / Single Dwelling**
32. Intermediate use(s):**Domestic / Single Dwelling**
33. Current use(s):**Domestic / Single Dwelling**
34. Site type(s):**Residence**

35. Historical Background

Routt County Assessor files indicate that this Craftsman-style dwelling was constructed in 1913. Melvin Compestine, who has been associated with the property since 1942, believes it was built by brothers Tom and Charlie Baer. (Mr. Compestine was born in 1931, and moved with his parents into this home at age eleven in 1942. He then lived here for the next fifty years, until deeding the property to his daughter and son-in-law in 1992.) The Baer brothers also reportedly built much of the company housing for the Victor-American Mining Fuel Company at the Wadge coal mine between Hayden and Milner.

Melvin Compestine was the son of Routt County natives Louis A. and Juanita E. Compestine. Louis worked at the Colorado-Utah (Mt. Harris) coal mine, which was located in close proximity to the Victor-American Wadge mine east of Hayden, until not long before the mine closed in the late 1950s. In addition to Melvin, the Compestines raised two other children in this home - James L. Compestine, and Catherine Compestine (Hennessy). In time, Melvin and his wife took over ownership of the property, raising their own family here during the latter half of the 1900s. Throughout these years, Melvin earned a living in Steamboat Springs in retail sales. During his career, he worked at Law Drug for twelve years, for Safeway Stores for fourteen years, at True Value Hardware for five years, and also at Gambles. The Compestine's daughter and son-in-law, Robert and Cheryl Spahr, remain the property's owners and residents in 2004.

36. Sources of Information

A Guide to Colorado's Historic Architecture and Engineering, Denver: the State Historical Society of Colorado, 2003 (second edition).

Compestine, Melvin. Oral interview with Carl McWilliams, September 11, 2004.

Routt County Assessor/ Treasurer Parcel Detail Information.

Routt County Residential Property Appraisal Record.

Winter and Company. "Historic Context of Routt County." Prepared for the Tread of Pioneers Museum, January 1994.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. Applicable National Register Criteria

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in prehistory or history;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

39. Area(s) of Significance: **n/a**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This house is historically significant for its long association with the Compestine family, who were associated with the Mt. Harris Coal Mine near Hayden, and later with a variety of retail businesses in Steamboat Springs. These associations, however, are not to the extent that this property would qualify individually for inclusion in the National or State Registers of Historic Places. The house was also once architecturally notable for its Craftsman style of architecture; however, its significance in this regard has been diminished by a rather substantial loss of integrity.

43. Assessment of historic physical integrity related to significance:

This property's integrity - relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society - location, setting, design, workmanship, materials, feeling and association - has been substantially diminished by: the enclosure of the original Craftsman style front porch; a large addition to the northeast side elevation; a small addition to the northwest (rear) elevation; the application of metal and asphalt siding; the alteration of some windows; and by the construction of a large incompatible garage at the rear of the property in 2002.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes:

No: **xx**

Discuss: Historic residences in this area of Steamboat Springs appear to be too dispersed, and do not collectively display sufficient integrity to qualify as a National or State Register Historic District.

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. LOCAL LANDMARK ELIGIBILITY ASSESSMENT

44a. Local Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45a. Discuss: Although this house has lost much of its original integrity, its origins as a Craftsman style home is still in evidence. Many of the alterations occurred a few decades ago, and are beginning to become historic in their own right. For these reasons, the house may be considered potentially eligible for inclusion in the Routt County Historic Register.

46a. Architectural Style / Building Type (from Local Style Lexicon):

Modified (originally Craftsman style)

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IX. RECORDING INFORMATION

47. Photograph numbers:

Roll: **STEAM-3**

Frame(s): **33-36**

Negatives filed at: **City of Steamboat Springs**

137 10th Street

Steamboat Springs, Colorado 80477

48. Report title: **Old Town Steamboat Springs Residential Survey IV: Architectural Survey Report**

49. Date: **October 18, 2004**

50. Recorder: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**

Fort Collins, Colorado 80525

53. Phone number: **970/493-5270**

NOTE: Attached are a sketch map, a photocopy of the Steamboat Springs, Colorado USGS quadrangle map segment, indicating resource location, and black-and-white photographs.